Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-C 24-4603

Karen Johnson
Batch # 1119460
04/04/2024 03:53:50 PM
Fees: $13.00 Taxes: $1,035.63

Davidson County
DEEDWARR
2 pgs

20240404-0024086

WARRANTY DEED

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF ~~MARCH~~ April, 2024.

Notary Public

MY COMMISSION EXPIRES: 03-16-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Jacob Teselsky	Churchill Mortgage	
(NAME)	(NAME)	02800005300 (old)
4603 Grays Point Road	1749 Mallory Lane, #100	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **William I. Yearwood and Kelley M. Yearwood, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter Jacob Teselsky, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:
Being a tract of land in the 1st Council District of Davidson County Tennessee, and portions of that property conveyed to William Yearwood DB- 20171108 0115250 and QCD- 20220111 0003181 R.O.D.C.T. and more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 04/05/21 as follows:

Beginning at a new P.K. nail in the center of Grays Point Road, said P.K. being the most northwest corner of the parent parcel, and being the most northwest corner of herein described tract; Thence with center of Grays Point Road for the next 2 calls: **S 84°06'16"E 125.94 feet** to a point; Thence **S 81°58'18"E 136.79 feet** to a set P.K. nail, said P.K. nail being a common corner to Pope Map 28, PCL 74.00 T.A.O.D.C.T.; Thence now leaving the center of the road with said Pope passing through an **iron pipe S 09°34'31"W 20.86 feet continuing 828.82 feet** to an existing iron pin, said pin being a common corner to Tract 2 of the same survey; Thence now leaving said Pope with Tract 2 **N 40°14'23"W 661.59 feet** to an existing iron pin, said pin being a common corner to said Clouse (Map 28, Parcel 54.00 T.A.O.D.C.T.); Thence with said Clouse for the next 2 calls: **N 88°25'55"E 247.03 feet** to an existing iron pin; Thence **N 09°40'52"E 342.40 feet** to the point of beginning containing 5.00 acres.

Being the same property conveyed to William I. Yearwood and Kelley M. Yearwood, husband and wife, by virtue of that certain Quit Claim Deed dated September 13, 2022, and being of record at Instrument No. 20220919-0104014 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4603 Grays Point Rd. Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of March, 2024.

William I. Yearwood

Kelley M. Yearwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **William I. Yearwood and Kelley M. Yearwood**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of March, 2024.

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY